

## **VERTICAL DATUM**

NAVD 88

## BENCHMARK

CITY OF BELLEVUE ID #180

LOCATION: TOP CONC WALL 12' WEST OF EAST END GUARDRAIL ON NORTH SIDE OF SE NEWPORT WAY -0.65 MI WEST OF W LK

MONUMENTS FOUND IN PLACE DEFINING THE CENTERLINE OF SE 43RD STREET. BEARS NORTH

### REFERENCES

1. LEGAL DESCRIPTION BASED ON DEED FURNISHED BY CHICAGO TITLE, RECORDED IN KING COUNTY

## LEGAL DESCRIPTION

LOT 15 OF ST. FRANCIS WOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 86 OF

- 1. THIS SURVEY WAS PROVIDED BY OTHERS. NO TITLE REPORT AVAILABLE

- 6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN

DESCRIPTION: TOP COB BRASS CAP.

ELEV=281.541'

**BASIS OF BEARINGS** 

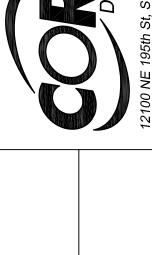
69'56'47" EAST PER PLAT AND RECORD OF SURVEY 12-86

UNDER INSTRUMENT NUMBER 201406130015113, DATED JUNE 13, 2014.

PLATS, PAGES 17 AND 18 IN KING COUNTY, WASHINGTON;

- 2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 22, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN
- 3. PROPERTY AREA =  $38,042\pm$  SQUARE FEET (0.8733± ACRES).
- 4. ALL DISTANCES ARE IN FEET.
- 5. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS WASHINGTON STATE STANDARDS SET BY WAC 332-130-090.
- TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF

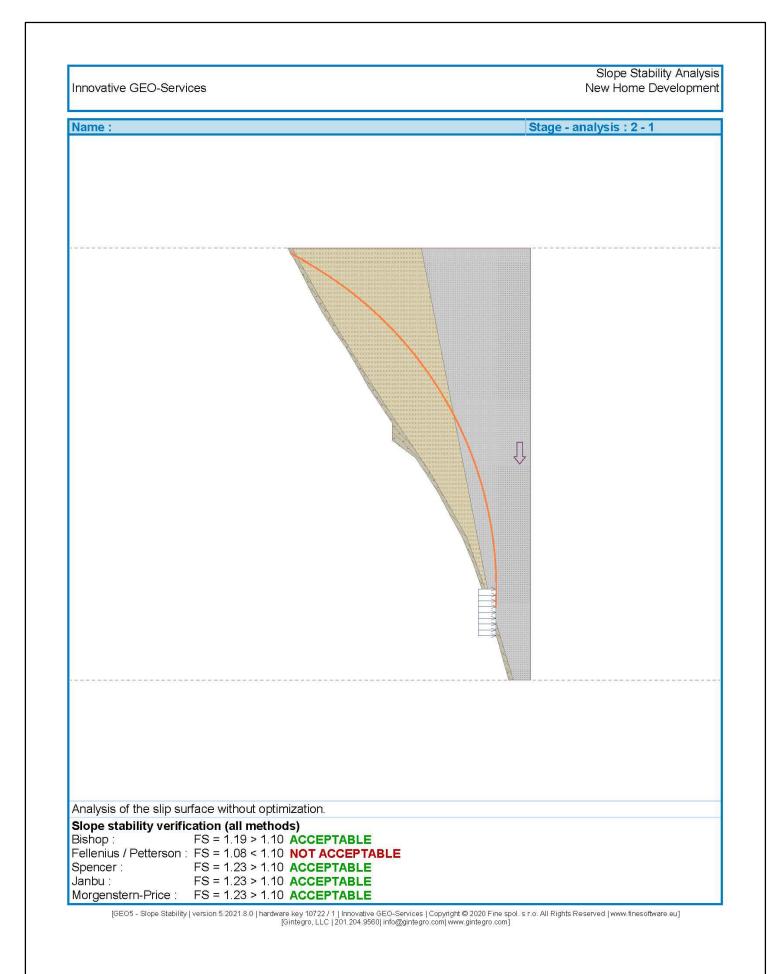


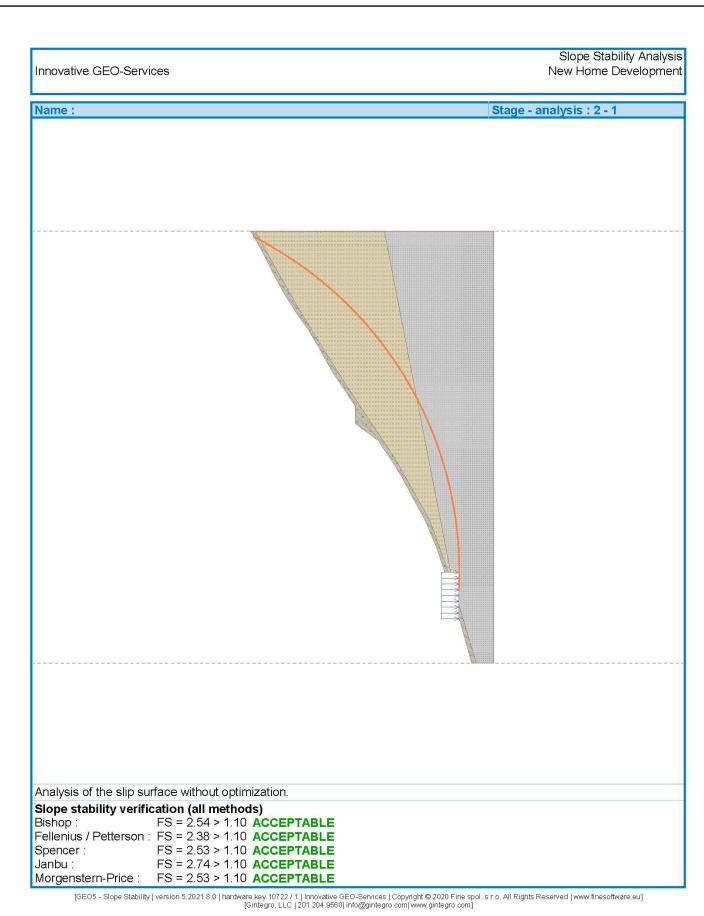


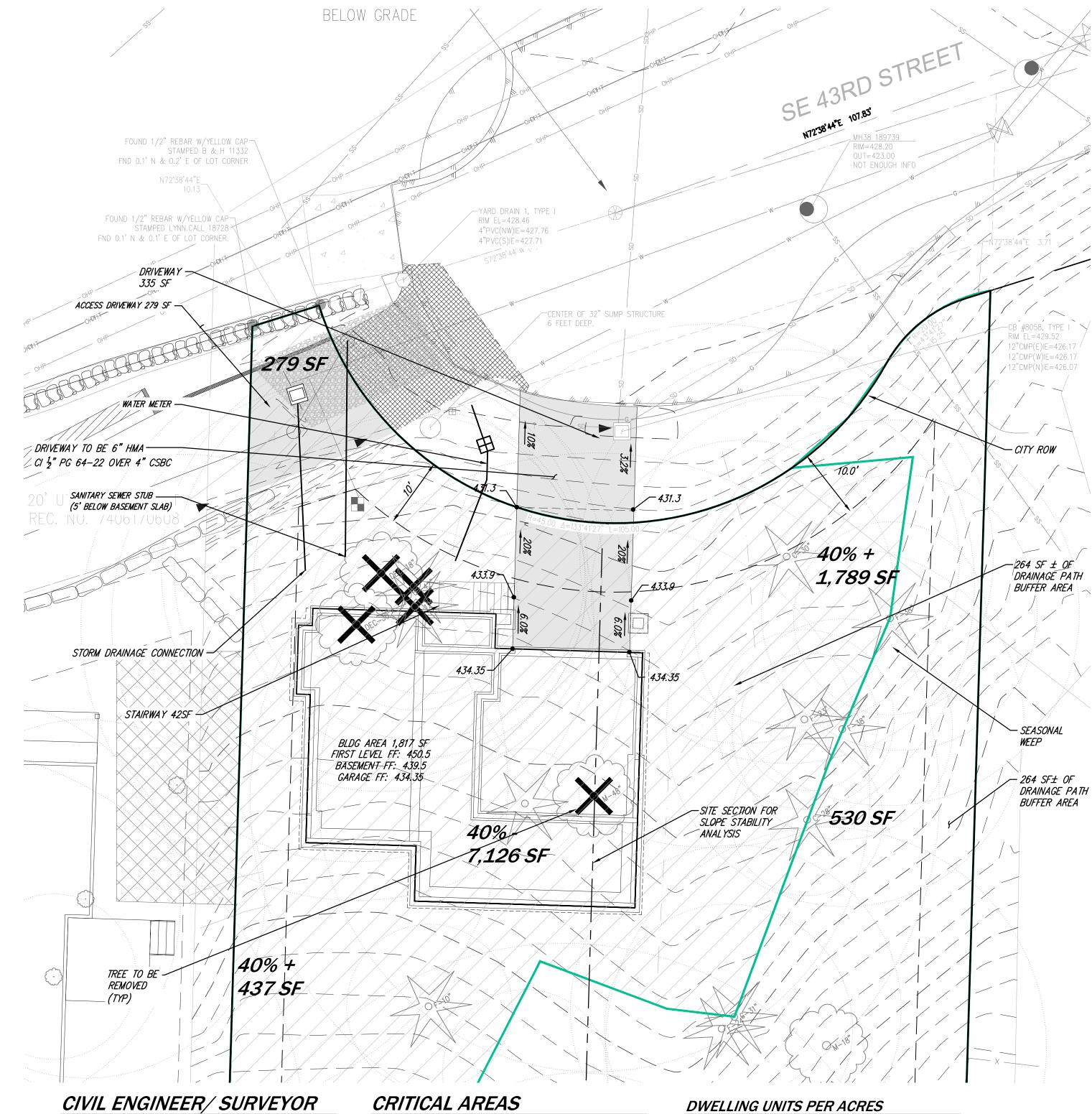
SHEET

PROJECT NUMBER 20004

# DAY PROPERTY SITE PLAN B







STEEP SLOPE AREA: 30,081 SF NON-STEEP SLOPE AREA: 7,431 SF SEASONAL WEEP BUFFER AREA: 530 SF 38,042 SF

TOTAL SITE AREA: AREA OF DISTURBANCE

BUILDING: 1,800 SF DRIVEWAY: . 335 SF 279 SF ACCESS DRIVEWAY FOUNDATION EXCAVATION: 133 SF STAIRWAY/WALKWAY: 42 SF

# $(3.5x.14) + [(3.5 \times .72) \times .16] = .89$ DU PER ACRES NET LOT AREA

38042 - (30081 + 530) = 7431 SF

# **CAUTION: UTILITY CONFLICTS**

LOCATIONS OF UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON UNVERIFIED PUBLIC INFORMATION AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES, AND CALL UTILITY LOCATE @ 811.

**VICINTY MAP** 

LOCATION: TOP CONC WALL 12' WEST OF EAST END GUARDRAIL ON NORTH SIDE

LINE BETWEEN MONUMENTS (POINT "A" AND POINT "B" ON MAP) BEARS NORTH

1. PLAT OF FRANCES WOOD RECORDED IN VOLUME 86 OF PLATS, PAGES 17-18

2. TOPOGRAPHIC SURVEY BY CONCEPT ENGINEERING, INC., DATED MAY 07, 1997

LOTS 13, 14 AND 15 OF ST. FRANCIS WOOD, ACCORDING TO THE PLAT THEREOF,

ACCORDING TO KING COUNTY ORDINANCE NO. 2003, WHICH ATTACHED TO SAID

EXCEPT THAT PORTION OF SAID LOT 15 CONVEYED TO KING COUNTY FOR ROAD

UNDERGROUND LOCATOR SERVICE

CALL BEFORE YOU DIG! 1-800-424-5555 (811)

RECORDED IN VOLUME 86 OF PLATS, PAGES 17 AND 18 IN KING COUNTY,

TOGETHER WITH THAT PORTION OF SOUTHEAST 43RD STREET, VACATED

PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 7402060099.

OF SE NEWPORT WAY -0.65 MI WEST OF W LK SAMM PRKY SE.

69°56'47" EAST PER PLAT AND RECORD OF SURVEY 12-86

**LEGEND** 

VERTICAL DATUM

BENCHMARK

ELEV=281.541'

REFERENCES

BASIS OF BEARINGS

LEGAL DESCRIPTION

WASHINGTON;

VERIFY NO CONFLICTS EXIST.

CITY OF BELLEVUE (NAVD 88)

CITY OF BELLEVUE ID #180

DESCRIPTION: TOP COB BRASS CAP.

IN KING COUNTY, WASHINGTON.

UNDER JOB NUMBER 97151.

LOTS 13, 14, AND 15, BY OPERATION OF LAW.

SITE PLAN B

1. THIS SURVEY WAS PERFORMED BY OTHERS

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE EXISTING UTILITIES, CONTACTING THE SURVEYOR OF RECORD TO SURVEY THE HORIZONTAL AND VERTICAL LOCATIONS AND VERIFY THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES ON THE PROJECT SITE. IN ADDITION, CONTRACTOR SHALL POTHOLE LOCATIONS OF NEW UTILITY CROSSINGS TO

IF CONFLICTS EXIST, THE CONTRACTOR SHALL CONSULT CORE DESIGN, INC. TO RESOLVE CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.





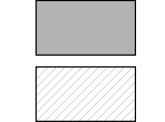
SHEET OF C1.01

PROJECT NUMBER 20004

CORE DESIGN, INC

12100 NE 195TH STREET, SUITE 300 BOTHELL, WASHINGTON 98011 CONTACT: MICHAEL A. MOODY, P.E. (ENGINEER) PH: (425) 885-7877

# STEEP SLOPE LEGEND



GREATER THAN 40%

LESS THAN 40%

TOTAL AREA OF DISTURBANCE: 2,589 SF